

## CHAPTER 20.52

### R RESIDENTIAL OVERLAY DISTRICT

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#### 20.52.010 Purpose

It is the intent and purpose of this chapter to provide for the establishment of residential uses in commercial districts and to regulate such residential uses through application of the Residential Overlay (R) District.

#### 20.52.020 Districting Map Designator

The R Overlay District may be combined with any base district. Each R Overlay District shall be shown on the Districting Map with an "-R" designator.

#### 20.52.030 Land Use Regulations

All uses which would be provided under ordinances governing the primary commercial district shall be permitted. Residential uses shall be permitted on the second floor or above, where the ground floor is occupied by a use permitted under ordinances governing the base commercial district.

#### 20.52.040 Property Development Regulations

<b>R Overlay District: Property Development Regulations</b>		
	<b>R Overlay District</b>	<b>Additional Regulations</b>
Minimum Site Area per Unit (sq. ft.)	2,375	(A)
Minimum Yards:		(B)
Maximum Height (ft.)		(C)
Maximum Floor Area Limit		(D)
Off-Street Parking and Loading		(E)

- (A) One dwelling unit shall be permitted for each 2,375 square feet of land area, with a minimum of one dwelling unit allowed per lot, unless otherwise indicated on the Districting Maps. For purposes of determining the allowable number of units, areas which have a slope greater than two to one (2:1) or which are submerged shall be excluded from land area. Submerged areas are defined to be areas which are below Mean Higher High Water.
- (B) Minimum yards shall be as specified on the Districting Maps or district standards for the underlying commercial district, except that a rear yard setback area of 10 feet shall be required on the second floor for residential uses.
- (C) See Section Chapter 20.65: Height Limits.
- (D) The total gross floor area and building bulk in all structures on any site shall be as specified in Chapter 20.63. The residential portion of the structure, excluding covered parking, shall be limited to a maximum floor area ratio of .75.
- (E) Off-street parking for nonresidential uses shall be provided in accordance with standards governing the underlying commercial district, except that up to two tandem parking spaces may be provided for non-residential uses where less than four off-street parking spaces are required for non-residential uses.

In addition to parking required for commercial uses, a minimum of two off-street parking spaces shall be provided for each dwelling unit, of which at least one space per dwelling unit shall be covered and at least one space per dwelling unit shall be independently accessible. Parking for the residential use shall be provided on-site with no exceptions.